



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-366-5433

**CASE NUMBER:** PD13-18  
**APPLICANT:** Jason Andes  
**DATE:** June 13, 2013  
**LOCATION:** 1204 N. Flood Avenue  
**TO:** Interested Neighbors  
**WARD:** 8  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for property located at 1204 N. Flood Avenue. This property is currently zoned C-2, General Commercial District, and a change of zoning will not be required.

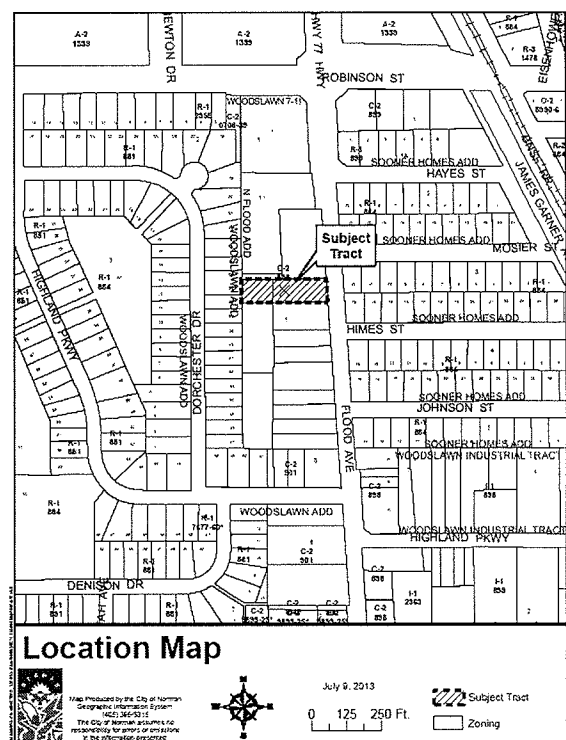
Please join us for a Pre-Development discussion of this proposal on Thursday, July 25, 2013 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Tom McCaleb, (405) 232-7715 during office hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP



Case Number PD 13-18

*Application for a*  
**NORMAN PRE-DEVELOPMENT INFORMATIONAL MEETING**  
**Filing Deadline 4:00 p.m.**

Name of Applicant/Land Owner Jason Andes

Address 1204 Flood Ave., NW, Norman, OK 73072

Name and phone number of contact person(s) Tom L. McCaleb, P.E., (405) 232-7715

Best time to call During office hours

A proposal for development on a parcel of land, generally located west Flood Street approximately  
midway between Mosier Street and Himes Street.

and containing approximately 0.5 acres, will be brought forward to the Planning Commission and City Council for consideration within the next few months.

This proposed development will necessitate (check all that apply):

       2025 Plan Amendment – Growth Boundary        Land Use        Transportation       

       Re-Zoning – From        To what District       

       Special Use – For       

XX Preliminary Plat       

       Norman Rural Certificate of Survey (COS)       

       Other:       

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres of each use) Existing Commercial Development

**FOR PLANNING OFFICE USE ONLY**

Deed or Legal Description [ ] Written description of project [ ☒ ]

Radius Map [ ☒ ] Preliminary Development Map [ ☒ ]

Certified Ownership List [ ☒ ] Filing Fee \$125 [ ☒ ]

Current Zoning C-2, General Commercial

Current Plan Designation Commercial

**Description of Andes Addition  
July 3, 2013**

The Andes Addition is an infield project that will be platted per City requirements. The site consists of an existing structure presently being used by Mr. Andes for his home building business. Mr. Andes is purchasing approximately 103 LF of land located west of and abutting his present property. That portion of land was recently platted with the PB Addition. The land will be used, as is, for storage. No new improvements are proposed.

THIS DOCUMENT IS UNCLASSIFIED  
DATE 08-01-2010 BY 60322  
REASON: EXEMPT FROM E.O. 13526

OWNER:

JASON ANDRES  
1024 N. FLOOD AVE.  
NORMAN, OK 73069

DESIGNED BY :

SAC Consulting Engineers, P.C.  
615 W. Main St.  
Norman, OK 73069  
PH: (405) 232-7715

ANDES ADDITION  
1024 N. FLOOD AVE.  
NORMAN, OKLAHOMA

SMC

SMC Consulting Engineers, P.C.

1024 N. FLOOD AVE.  
NORMAN, OK 73069  
PH: (405) 232-7715  
FAX: (405) 232-7716  
WWW.SMCENGINEERS.COM

PROJECT NO. 2009-01

DATE: 08/01/2009

SCALE: 1" = 20'

PREPARED BY: JASON ANDRES

CHECKED BY: JASON ANDRES

DATE: 08/01/2009

SCALE: 1" = 20'

PROJECT NO. 2009-01

DATE: 08/01/2009

SCALE: 1" = 20'

PREPARED BY: JASON ANDRES

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